

**PLANNING BOARD Workshop MINUTES**  
**November 16, 2009**  
**Ayer Town Hall**  
**1 Main Street**  
**Ayer, MA. 01432**

In attendance: Mr. Peter Johnston-Chair, Mr. Glenn Garber, Mr. Mark Fermanian & Mr. Steve Wentzell

(Susan Sullivan/Office Mgr. and Judi Barrett C.O.G. Consultant).

7:00 PM Zoning By-law Changes

Discussion: consistency/diagnostic review/draft

Ex. Light Industrial and General Business are very similar. Cluster Development vs. “green” environmental performance standards. Site Plan Review needs updating.

Aiming for Fall Town Meeting hopefully with a preliminary “glance” at the Spring Town Meeting. Judi is willing to attend monthly meetings starting in January for an hour at a time to discuss outlined “topics”. Susan to send email to Shaun updating him that the Planning Board is “off and running” on this project.

Mark Fermanian motioned to adjourn

Steve Wentzell 2<sup>nd</sup>

VOTE 4-0

All in Favor

Adjourn 8:35 pm